

FILED
GREENVILLE CO. S. C.
AUG 21 3 40 PM '80
DONNIE S. TANKERSLEY
R.M.C.

200-1512 PAGE 116

MORTGAGE

THIS MORTGAGE is made this 21st day of August, 1980, between the Mortgagor, WARREN C. HUGHES, JR. and BRENDA V. HUGHES (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

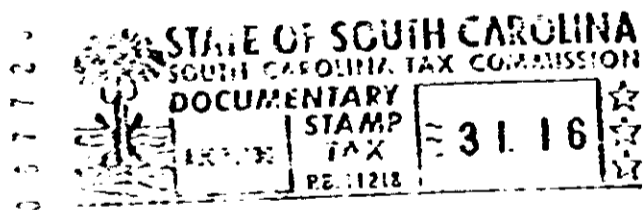
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-SEVEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$77,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, S.C., on the southeast side of Terra Lea Lane and the southeast side of Montero Lane, being shown and designated as Lot No. 26 on plat of TERRA PINES ESTATES, SECTION 1, by Piedmont Engineering Service, December 1958, and revised March 1966, recorded in the RMC Office for Greenville County, S.C., in Plat Book PPP, Pages 18 and 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Terra Lea at the joint front corner of Lots 25 and 26 and running thence along the line of Lot 25, S. 49-49 E. 211.8 feet to an iron pin; thence S. 39-17 W. 200 feet to an iron pin; thence with the line of Lot 27, N. 49-47 W. 213.2 feet to an iron pin on the southeast side of Montero Lane; thence with the curve of Montero Lane (the chord being N. 0-22 W.) 67.8 feet to an iron pin; thence still with the curve of Montero Lane and Terra Lea (the chord being N. 41-53 E.) 38.15 feet to an iron pin; thence with the curve of Terra Lea (the chord being N. 79-12 E.) 46.3 feet to an iron pin; thence still with the curve of Terra Lea N. 49-25 E. 75.2 feet to the beginning corner.

This being the identical property conveyed to the mortgagors by deed of Charlotte F. Sharp (formerly Charlotte F. Sargent) to be executed and recorded of even date herewith.



which has the address of 2 Terra Lea Lane Greenville
(Street) (City)
S. C. 29615 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

4328 RV-2